

**City of Greensboro Planning Department
Zoning Staff Report
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: Southeast quadrant of Lees Chapel Road and Yanceyville Street

Applicant: Kavanagh Associates, LLC
Owner: Lacy L. and Emily S. Lucas

From: RS-12
To: CD-LB

- Conditions:**
- 1) Uses: All those uses permitted in the LB District except the following: building supply sales (no storage yard); department, variety or general merchandise stores (except smaller stores, having a maximum of 16,000 square feet, serving neighborhoods, will be permitted); furniture and miscellaneous home furnishings; office machine sales; and land clearing and inert debris landfills (minor).
 - 2) Pedestrian access connections will be provided to the adjacent CD-RM-12 property to the south and east.
 - 3) Pedestrian connections will be provided from the building(s) to the public sidewalks along Yanceyville Street and Lees Chapel Road.
 - 4) Building(s) will be oriented towards the street frontages.
 - 5) Parking along the streets will be limited to one double bay with opposing lines of parking spaces.
 - 6) Comparable signage, architectural style, lighting and landscaping will be provided similar to that contained within the adjacent CD-RM-12 property to the south and east.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	1.50
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Minimal vegetation <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Single Family Residential / JP Food Mart	RS-12
South	Property Proposed for CD-RM-12 Zoning	RS-12
East	Property Proposed for CD-RM-12 Zoning	RS-12
West	Single Family Residential	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-LB (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-LB: Primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences. See Conditions for use limitations and other restrictions

TRANSPORTATION	
Street Classification	Lees Chapel Road – Major Thoroughfare, Yanceyville Street – Major Thoroughfare.
Site Access	One access per street frontage is proposed. All access points must meet the City of Greensboro Driveway Standards per Ordinance. It should be noted that if full access is granted for this site on both streets that since this site is located at the corner of a signalized intersection and as traffic volumes increase in the future then there may be a need to install a center island median to restrict access(es) in order to address safety and operational issues occurring along a public right of way.
Traffic Counts	Lees Chapel Road ADT = 7,953, Yanceyville Street ADT = 7,455.
Trip Generation	24 Hour = 4,431, AM Peak Hour = 138, PM Peak Hour = 154.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Yes required per TIS Ordinance. Please see the Additional Information section of this staff report for the Executive Summary.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>South</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>East</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study (June 1996) recommended that the Lees Chapel Road/Yanceyville Street intersection be developed as a mixed single family and moderate density multifamily residential node. The plan recommended that the northeast corner be developed as multifamily while the southeast corner be maintained as single family.

Other Plans: N/A

STAFF COMMENTS

Planning: Limited Business zoning is appropriate to this location since it is at the intersection of two Major Thoroughfares in an area which is otherwise developed with residences. It provides a location for businesses which serve nearby neighborhoods. As such, this request is compatible with the Moderate Residential land use classification on the Generalized Future Land Use Map since this designation supports neighborhood-serving commercial areas which are not always depicted on that map.

In conjunction with the companion CD-RM-12 rezoning proposal to the east and south of this lot, this is the type of mixed use project that should be encouraged. Conditions are proposed which make provision for pedestrian connections between the commercial and residential areas, as well as between such areas and the public sidewalks along Yanceyville Street and Lees Chapel Road. Additionally, provision is made for comparable signage, architectural style, lighting and landscaping which will help tie the commercial and residential areas together.

With the companion multifamily request, this proposal promotes a new type of development which features mixed use residential and nonresidential on the same tract.

GDOT: Cross access between properties is required under the Subdivision Ordinance. Therefore, cross access will be required between this property and the property next to it, which is zoning agenda item G.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION

Kavanaugh Homes Residential/Commercial Development - Traffic Impact Analysis

Prepared for Kavanaugh Homes

March 23, 2006

Executive Summary

Kavanaugh Homes proposes to develop a residential and commercial development at the corner of Lees Chapel and Yanceyville Street in Greensboro, NC (see figure 1). The site plan proposes 108 units of residential condominiums and a commercial tract (use to be determined based on zoning). The project proposes four access points; two access points on Lees Chapel Road and two full access points on Yanceyville Street.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Yanceyville Street at Lees Chapel Road (existing signalized)
- Yanceyville Street at Proposed Commercial Tract Accesses (2)
- Lees Chapel Road at Proposed Residential Tract Accesses (2)

These intersections were analyzed for the following scenarios:

- 2006 Existing Conditions
- 2009 Future No-Build Conditions
- 2009 Future Build conditions

The site is proposed to be built-out by 2009.

A worst cast use was modeled for the proposed commercial tract because a final use had not been determined (Convenience Market with eight gas pumps). Based on this assumption, this proposed development could to generate approximately 5,026 daily weekday trips; with 193 trips during the AM peak and 216 trips during the PM peak.

The following is a level of service table for the projected impact of this development:

Level of Service Table						
	AM Peak			PM Peak		
Intersection	2006 Base Conditions	2009 Future No-Build	2009 Future Build	2006 Base Conditions	2009 Future No-Build	2009 Future Build
Lees Chapel @ Yanceyville	C (28.4)	C (32.7)	C (33.3)	C (28.1)	C (31.1)	C (32.1)
Yanceyville @ Commercial Access			C (22.7) WBL			D (32.0) WBL
Yanceyville @ Residential Access			D (27.1) WBL			E (35.3) WBL
Lees Chapel @ Commercial Access			C (16.9) NBL			B (14.5) NBL
Lees Chapel @ Residential Access			C (21.3) NBL			C (17.5) NBL

Based on the traffic analysis results, there are no recommended improvements for the Lees Chapel/Yanceyville intersection. It is expected to operate at a LOS C under the future build conditions without any improvements. Analysis further indicates that the proposed access points will operate relatively well as full-access points without any geometric improvements. However, if full access is allowed at all the proposed intersections, it is recommended that both Lees Chapel and Yanceyville Street be widened to allow for a two way left turn lane across the proposed drives (if right of way is available). Both of these roadways are currently four-lane undivided. Additionally, the residential access points should have separate left and right turn lanes. Finally, it is recommended that a pedestrian connection be established between the commercial and residential sections of this development to cut down on unnecessary trips.

In conclusion, analysis indicates that this proposed development will have a negligible effect on the Yanceyville Street/Lees Chapel Road intersection. The recommended improvements at the proposed driveways should adequately address any anticipated impacts from the construction of this development.